

# COMMITTEE REPORT

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## MADAM PRESIDENT:

The Senate Committee on Commerce and Transportation, to which was referred Senate Bill No. 348, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill be AMENDED as follows:

- 1       Page 1, strike lines 6 through 7, begin a new paragraph and insert:
- 2       "(b) A landlord may remove and dispose of a tenant's personal
- 3       property if any of the following apply:
- 4           (1) The tenant fails to remove the tenant's personal property
- 5           before the date specified in the court's order issued under
- 6           subsection (a).
- 7           (2) Both of the following conditions exist:
- 8               (A) The rental agreement is terminated by operation of law
- 9               or terms of the rental agreement.
- 10              (B) The tenant fails to remove the tenant's personal
- 11              property on or before the date that the rental agreement
- 12              terminates.
- 13           (3) All of the following conditions are met:
- 14               (A) The tenant:
- 15                   (i) fails to pay rent to the landlord not later than fifteen
- 16                   (15) days after the rent is due under the rental
- 17                   agreement; and
- 18                   (ii) does not reside in the dwelling unit for the fifteen (15)
- 19                   days that the tenant fails to pay rent under item (i).
- 20               (B) The landlord sends notice to the tenant at the dwelling
- 21               unit by certified or registered mail that:

- 1           **(i) the tenant has failed to pay rent within fifteen (15)**  
 2           **days after the rent was due under the rental agreement;**  
 3           **and**  
 4           **(ii) the landlord intends to remove the tenant's personal**  
 5           **property if the tenant fails to respond to the landlord's**  
 6           **notice within five (5) days after the tenant receives the**  
 7           **notice under item (i) or fifteen (15) days after the**  
 8           **landlord sends the notice.**  
 9           **(C) The tenant fails to respond to the landlord's notice**  
 10          **under clause (B)(i) within:**  
 11           **(i) five (5) days after the tenant receives the notice; or**  
 12           **(ii) fifteen (15) days after the landlord sends the notice."**

13          Page 1, strike line 7.

14          Page 1, line 8, strike "landlord may remove".

15          Page 1, line 8, delete "and dispose of".

16          Page 1, line 8, strike "the tenant's personal property in".

17          Page 1, line 9, strike "accordance with the order."

(Reference is to SB 348 as introduced.)

**and when so amended that said bill do pass .**

Committee Vote: Yeas 11, Nays 0.

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**Senator Server, Chairperson**